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BUILDING STATISTICS - TASMANIA JUNE QUARTER, 1954

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 30th June, 1954, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 30TH JUNE, 1954.

Statistics of building operations for the quarter ended June, 1954, show that:-

1. The number of houses commenced was the highest since March quarter, 1952, whilst the number completed was also the highest since December quarter 1952 (see table on page 3.)

2. The value of new buildings (other than houses) commenced again showed an appreciable increase, but the value of those completed during the quarter declined by £892,000 (see table on page 7)

3. The value of work done on all new buildings (including houses) during the quarter increased by £449,000 or 20%; the total value was approximately as high as that recorded for any quarter since December quarter 1951. (See table on page 9.)

CONSTRUCTION OF NEW BUILDINGS - TASMANIA - JUNE QUARTER, 1954.

Description of Building and Construction Agency	Commenced during June Quarter, 1954		Completed during June Quarter, 1954		Under Construction at 30th June, 1954		Value of Work done during June Quarter 1954
	No. of Bldgs.	Value (£'000)	No. of Bldgs.	Value (£'000)	No. of Bldgs.	Value (£'000)	
1. Houses (b) :-							
(i) Private Contractors :-							
On Private A/c.	221	631	203	565	423	1,292	615
On Government A/c.	99	271	121	358	175	477	282
(ii) Govt. Day Labour	70	106	108	284	152	400	157
(iii) Owner-Builders	334	797	367	836	1,399	3,461	822
Total Houses:	724	1,805	799	2,043	2,149	5,630	1,876
2. Flats (c) :-							
(i) Private Contractors -							
Private A/c.	10	31	8	19	22	68	26
Govt. Day Labour.	12	35	-	-	24	68	19
3. Shops with Dwellings :-							
(i) Private Contractors -							
Private A/c.	2	20	4	18	12	59	17
Government A/c.	-	-	1	5	-	-	2
4. Shops without Dwellings :-							
(i) Private Contractors -							
Private A/c.	12	42	6	10	18	203	61
Government A/c.	-	-	-	-	1	5	-
5. Hotels, Guest Houses :-							
6. Factories :-							
(i) Private Contractors -							
Private A/c.	2	12	6	49	14	476	9
Government A/c.	-	-	-	-	5	1,533	135
7. Other New Buildings :-							
(i) Private Contractors -							
Private A/c.	37	366	25	95	55	748	207
Government A/c.	51	598	51	197	86	2,734	386
(ii) Govt. Day Labour	-	-	2	9	2	258	6
Total Other New Buildings	126	1,104	103	402	239	6,152	868
All New Buildings :-							
(i) Private Contractors -							
Private A/c.	284	1,102	252	756	544	2,846	935
Government A/c.	150	869	173	560	267	4,749	805
(ii) Govt. Day Labour	82	141	110	293	178	726	182
(iii) Owner-Builders	334	797	367	836	1,399	3,461	822
GRAND TOTAL :	850	2,909	902	2,445	2,388	11,782	2,744

(a) When completed, excluding cost of land on which building is erected.

(b) Converted army huts are excluded.

(c) Number indicates number of individual flats provided as new dwellings.

Persons employed on jobs as at the end of June, 1954, as reported by builders, are shown in various categories in the following table.

Comparative details for earlier periods will be found on page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 30TH JUNE, 1954

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	847	Carpenters	2,783	New Buildings:	
Sub-Contractors	494	Bricklayers	362	Houses	2,851
Wage Earners	4,235	Painters	353	Other New Buildings	1,787
		Electricians	166	Additions & Alterations (b):	
		Plumbers	260	Houses	161
		Builders'		Other Buildings	414
		Labourers	1,089	Repairs & Maintenance (b):-	
		Others	563		363
Total:	5,576	Total:	5,576	Total:	5,576

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

3. NEW HOUSES

1. NEW HOUSES COMPLETED:

During the quarter ended 30th June, 1954, 799 new houses were completed compared with 562 in March quarter, 1954, and 661 in December quarter, 1953. The number of completions in the June quarter, in preceding years were: 1946 - 163; 1947 - 293; 1948 - 403; 1949 - 589; 1950 - 805; 1951 - 1,040; 1952 - 887; and 1953 - 718.

The 799 houses completed during June quarter 1954, comprised 134 brick concrete etc.; 71 brick, concrete etc., veneers; 523 wood; 30 prefabricated wood and 41 fibro-cement.

During the quarter 13 new dwellings were provided by the construction of flats and shops with dwellings.

Of the 22,089 houses completed since September, 1945, 5,485 or 24.8% were of brick, concrete, etc., and 16,564 or 75.2% were of wood etc., material.

The average recorded value of each house completed in Tasmania during June, quarter 1954 was £3,229 for brick, concrete, etc.; £2,391 for wood and £1,439 for fibro-cement.

The corresponding values in March quarter, 1954, were £3,385 for brick, concrete etc.; £2,369 for wood and £1,538 for fibro-cement.

2. NEW HOUSES COMMENCED

The number of new houses commenced during June quarter, 1954, was 724 an increase of 61, compared with March quarter, 1954.

Since July, 1945 a total of 24,189 new houses has been commenced in Tasmania.

NEW HOUSES UNDER CONSTRUCTION:

The number of new houses under construction at 30th June, 1954, was 2,149 a decrease of 75 compared with the 31st March, 1954, figure of 2,224. Corresponding figures as at the 30th June, in previous years are as follows: 1946 - 1,013; 1947 - 1,557; 1948 - 2,065; 1949 - 2,575; 1950 - 3,357; 1951 - 3,558; 1952 - 3,143; 1953 - 2,114.

The houses under construction at 30th June, 1954, were distributed according to materials of outer walls as follows:- solid brick; concrete, etc., 485 (22.6%); brick, concrete, etc., veneers, 226 (10.5%); wood, 1,329 (61.8%); prefabricated wood, 25 (1.2%); and fibro cement, 84 (3.9%).

The following table shows, in summary form, the number of houses commenced, completed, and under construction for the years 1945-46 to 1953-54 and by quarters since September quarter, 1950.

NEW HOUSES - TASMANIA

Period	Commenced		Completed		Under Construction at end of period	
	No.	Value £'000	No.	Value £'000	No.	Value £'000
1945 - 46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946 - 47	1,642	1,854	1,070	1,137	1,557	1,802
1947 - 48	2,062	2,603	1,544	1,741	2,065	2,742
1948 - 49	2,849	3,937	2,287	2,992	2,575	3,802
1949 - 50	3,664	5,839	2,852	4,185	3,357	5,652
1950 - 51	4,122	7,473	3,914	6,726	3,558	7,090
1951 - 52	3,584	7,651	3,999	8,167	3,143	7,220
1952 - 53	2,285	5,322	3,314	7,590	2,114	5,298
1953 - 54	2,665	6,615	2,630	6,727	2,149	5,630
1950 - 51:-						
September	Qr.	968	1,635	1,038	3,280	5,804
December	Qr.	1,037	1,809	870	3,447	6,257
March	Qr.	1,031	1,892	966	3,512	6,385
June	Qr.	1,086	2,137	1,040	3,558	7,090
1951 - 52:-						
September	Qr.	1,097	2,260	1,071	3,584	7,513
December	Qr.	1,016	2,202	1,336	3,264	7,243
March	Qr.	787	1,667	705	3,346	7,595
June	Qr.	684	1,522	887	3,143	7,220
1952 - 53:-						
September	Qr.	574	1,309	909	2,808	6,712
December	Qr.	492	1,115	983	2,317	5,667
March	Qr.	695	1,618	704	2,308	5,599
June	Qr.	524	1,280	718	2,114	5,298
1953 - 54:-						
September	Qr.	683	1,635	608	1,527	2,139
December	Qr.	595	1,464	661	1,710	2,123
March	Qr.	663	1,711	562	1,447	2,224
June	Qr.	724	1,805	799	2,043	2,149
Total Since 1.7.1945:		24,189	42,394	22,089	39,718	-
						-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE - TASMANIA

Period	Private Houses				New Flats (Dwellings units (b))	Shops with Dwell- ings	Total
	Brick Concrete etc. (a)	Wood	Fibro- cement	Other			
Number of Dwellings Completed							
1945 - 46	111	356	12	-	-	2	481
1946 - 47	296	756	14	4	21	8	1,099
1947 - 48	373	1,127	41	3	4	8	1,556
1948 - 49	534	1,606	140	7	25	28	2,340
1949 - 50	722	1,955	165	10	24	18	2,894
1950 - 51	959	2,741	208	6	18	21	3,953
1951 - 52	982	2,697	312	8	20	28	4,047
1952 - 53	876	2,189	247	2	14	13	3,341
1953 - 54	632	1,879	119	-	13	15	2,658
1953 - 54 Sep. Qtr.	146	436	26	-	-	2	610
Dec. Qtr.	146	489	26	-	2	4	667
Mar. Qtr.	135	401	26	-	3	4	569
June Qtr.	205	553	41	-	8	5	812
Total since 1.7.1945:-	5,485	15,306	1,258	40	139	141	22,369
Number of Dwellings under Construction							
30th June 1946	301	698	11	3	10	6	1,029
" " 1947	474	1,058	23	2	4	8	1,569
" " 1948	633	1,355	74	3	20	14	2,099
" " 1949	862	1,578	134	1	27	15	2,617
" " 1950	1,124	2,067	155	11	17	13	3,387
" " 1951	1,135	2,229	192	2	17	19	3,594
" " 1952	1,087	1,831	174	1	12	15	3,170
" " 1953	732	1,289	93	-	1	5	2,121
" " 1954	711	1,354	84	-	44	12	2,205

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW

HOUSE - TASMANIA

Period	Percentage Distribution						Average Recorded * values of New Houses completed (c)		
	Completed			Under Construction at end of period.			Brick (a)	Wood	Fibro. etc. (b)
	Brick (a)	Wood	Fibro. etc. (b)	Brick (a)	Wood	Fibro. etc. (b)			
1945 - 46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946 - 47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947 - 48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948 - 49	34.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949 - 50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950 - 51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951 - 52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1952 - 53	26.4	66.1	7.5	34.6	60.9	4.5	3,053	2,058	1,642
1953 - 54	23.9	71.6	4.5	33.7	61.9	4.4	3,455	2,320	1,629
1952 - 53 June Qtr.	25.2	69.3	5.4	34.6	60.9	4.5	3,116	2,134	1,539
1953 - 54 Sep. Qtr.	24.0	71.7	4.3	34.1	61.7	4.2	3,424	2,236	2,000
Dec. Qtr.	22.1	74.0	3.9	34.0	61.2	4.8	3,781	2,286	1,538
Mar. Qtr.	24.0	71.4	4.6	33.5	61.9	4.6	3,385	2,369	1,538
June Qtr.	25.7	69.2	5.1	33.1	63.0	3.9	3,229	2,391	1,439

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and value of houses commenced, completed and under construction according to local government areas, are shown for June quarter, 1954, in the next two tables.

A. SUMMARY : BUILDING PERMITS GRANTED AND CONSTRUCTION

OF NEW HOUSES, JUNE QUARTER, 1954

Area	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at End of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	54	184	85	274	60	190	243	778
Hobart, Suburbs -								
Clarence (b)	103	284	125	269	166	437	351	1,008
Kingborough (b)	17	55	9	29	16	42	51	153
Glenorchy	51	141	63	165	64	172	261	690
Total Suburbs :	171	480	197	463	246	651	663	1,851
Total Hobart and Suburbs:-	225	664	282	737	306	841	906	2,629
Launceston City	51	145	64	193	62	162	178	516
Launceston Suburbs(b)								
Beaconsfield	18	51	13	36	17	60	55	139
Evandale	1	2	4	10	4	10	6	16
Lilydale	48	150	50	130	53	136	56	144
St. Leonards	22	56	23	60	25	66	71	180
Westbury	5	9	15	30	6	8	13	32
Total Suburbs:	94	268	105	266	105	280	201	511
Total Launceston and Suburbs:-	145	413	169	459	167	442	379	1,027
All other Areas (c)	248	519	273	609	326	760	864	1,974
Total Tasmania (c)	618	1,596	724	1,805	799	2,043	2,149	5,630

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not require a permit to build.

B. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES ACCORDING
TO STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, JUNE QUARTER, 1954

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits granted during Quarter		Commenced during Quarter.		Completed during Quarter.		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart, City	54	183	85	274	60	190	243	778
" Suburbs	171	480	197	463	246	651	663	1,851
Launceston, City	51	145	64	193	62	162	178	516
" Suburbs	94	267	105	266	105	280	201	511
Total Urban Division:	370	1,075	451	1,196	473	1,283	1,285	3,656
NORTH-WESTERN DIVISION								
Burnie	23	50	25	60	23	51	92	204
Circular Head	15	25	15	28	12	26	29	51
Deloraine	7	19	5	8	5	11	17	47
Devonport	20	51	36	78	34	75	135	298
Kentish	1	2	4	6	1	1	16	77
King Island	7	17	17	51	6	13	34	105
Latrobe	7	9	1	12	5	9	14	33
Penguin	12	22	8	12	7	15	16	36
Ulverstone	18	35	16	26	15	24	39	79
Wynyard	12	29	3	6	5	11	33	62
Total North-Western Div	122	259	128	277	113	236	425	992
NORTH-EASTERN DIVISION								
Beaconsfield (b)	14	24	12	19	18	35	45	74
Fingal	3	5	2	3	2	4	10	33
Flinders	-	-	-	-	-	-	-	-
George Town	10	17	24	55	37	126	20	42
Lilydale (b)	-	-	-	-	1	1	6	11
Portland	2	5	6	14	1	4	11	23
Ringarooma	4	8	3	8	2	3	5	12
Scottsdale	5	7	7	17	9	24	13	29
Total North-Eastern Div	38	66	54	116	70	197	110	224
NORTH-MIDLAND DIVISION								
Evandale (b)	-	-	-	-	2	2	5	14
Longford	9	20	8	23	14	25	26	54
St. Leonards (b)	2	4	5	13	6	16	23	91
Westbury (b)	1	1	6	11	3	6	17	36
Total North-Midland Div	12	25	19	47	25	49	71	195
MIDLAND DIVISION								
Bothwell	1	4	3	9	3	7	2	5
Campbell Town	3	8	3	9	2	4	7	20
Hamilton	4	11	4	12	7	28	18	55
Oatlands	5	11	3	9	3	7	5	16
Ross	3	8	1	5	1	2	2	6
Total Midland Division	16	42	11	35	16	48	34	102
SOUTH-EASTERN DIVISION								
Brighton (c)	-	-	2	5	1	2	1	3
Clarence (b)	21	56	14	34	27	67	68	152
Glamorgan	1	1	5	16	3	5	7	19
Green Ponds (c)	-	-	1	2	-	-	2	4
Richmond (c)	-	-	1	2	2	7	1	2
Sorell	5	7	5	5	8	8	24	30
Spring Bay	7	8	3	3	1	1	9	10
Total South-Eastern Div	34	72	31	67	42	90	112	220
SOUTHERN DIVISION								
Bruny	-	-	-	-	1	3	2	3
Esperance	4	8	3	6	4	10	2	4
Huon	9	17	3	6	3	7	17	30
Kingborough (b)	6	16	9	23	14	25	31	75
New Norfolk	3	9	12	27	9	21	35	73
Port Cygnet	-	-	1	2	1	2	3	6
Tasman	4	5	1	2	1	1	6	8
Total Southern Division	26	55	29	66	33	69	96	199
WESTERN DIVISION								
Queenstown	-	-	1	1	1	1	4	7
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	-	-	26	70	12	35
Total Western Division:	-	-	1	1	27	71	16	42
Total Country Divisions:	248	519	273	609	326	760	864	1,974
TOTAL TASMANIA (d)	618	1,594	724	1,805	799	2,043	2,149	5,630

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. (d) Excludes building permit details for those Municipalities which do not issue permits.

NEW BUILDINGS (OTHER THAN HOUSES)

NOTE: Values quoted exclude the cost of land on which buildings are erected.

The value of new buildings (other than houses) completed during June quarter, 1954, was £402,000 compared with £1,294,000 in March quarter 1954, and £513,000 in December quarter 1953. Six new factories valued at £49,000 were completed during the quarter. Other new buildings (included above) completed during the quarter comprised: 10 schools, 1 bank, 2 garages, service stations etc., 6 stores or warehouses, 1 hospital, 1 amenities building, 2 sawmills and 55 others.

During June quarter 1954, the value of new buildings (other than houses), commenced was £1,104,000 compared with £847,000 in March quarter 1954 and £331,000 in December quarter 1953. Construction of 2 new factories valued at £12,000, was commenced during the quarter ended 30th June, 1954.

The value of new buildings (other than houses) under construction at 30th June, 1954, was £6,152,000 an increase of £1,005,000 compared with 31st March, 1954. Comparative values as at 30th June in preceding years are shown in the table below. The value of factories under construction at 30th June, 1954, was 2,009,000 or 32.7% of the total value of all buildings (other than houses) under construction at that date.

Progress made in the construction of new buildings (other than houses) is shown in the next table.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES)
(UNIT : £'000)

Period	Flats	Shops With Dwelling	Shops Without Dwelling	Hotels Guest Houses etc.	Factories	Other New Buildings	Total New Buildings
COMMENCED DURING PERIOD							
1945 - 46 (a)	-	-	-	-	-	-	-
1946 - 47	10	12	39	41	458	304	864
1947 - 48	25	26	40	57	311	545	1,004
1948 - 49	43	36	38	229	454	634	1,434
1949 - 50	24	36	64	97	899	1,420	2,540
1950 - 51	27	60	123	130	465	2,058	2,863
1951 - 52	29	52	103	332	955	1,882	3,353
1952 - 53	10	39	96	54	218	873	1,290
1953 - 54	39	12	18	-	46	216	331
Dec. Qtr.							
Mar. Qtr.	16	30	128	-	83	590	847
June Qtr.	66	20	42	-	12	964	1,104
Total since 1.7.1945:	329	331	765	949	3,911	9,672	15,957
COMPLETED DURING PERIOD							
1945 - 46	-	3	6	-	11	154	174
1946 - 47	17	9	12	4	51	187	280
1947 - 48	5	16	23	17	310	167	538
1948 - 49	29	30	32	107	334	286	818
1949 - 50	28	35	66	85	563	380	1,157
1950 - 51	28	70	74	26	701	778	1,677
1951 - 52	40	62	152	115	705	1,270	2,344
1952 - 53	36	56	84	370	516	2,013	3,075
1953 - 54	5	19	77	-	75	337	513
Dec. Qtr.							
Mar. Qtr.	9	12	32	133	755	353	1,294
June Qtr.	19	23	10	-	49	301	402
Total Since 1.7.1945:	216	340	576	1,034	4,226	6,736	13,128
UNDER CONSTRUCTION							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	350	957
" " 1948	24	27	48	81	738	486	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
" " 1952	32	55	54	601	1,832	3,976	6,550
" " 1953	6	46	72	202	1,816	3,054	5,196
31st. Dec. 1953	80	44	77	133	2,347	2,702	5,383
31st. Mar. 1954	88	59	177	-	1,743	3,080	5,147
30th June 1954	136	59	203	-	2,009	3,740	6,152

(a) Information not collected.

VALUE OF ALL BUILDINGS

The value of all new buildings, including houses, completed in Tasmania during June quarter, 1954, was £2,445,000 a decrease of £296,000 compared with March quarter, 1954, and £158,000 less than in June quarter 1953. New houses valued at 2,043,000 comprised 83.5 per cent of the total value of completions.

The value of new buildings commenced during June quarter, 1954 was £2,909,000, an increase of £351,000 compared with March quarter, 1954 and £1,276,000 more than June quarter, 1953.

The value of new buildings under construction at 30th June, 1954 was £11,782,000 an increase of £928,000 compared with 31st March, 1954 and £1,288,000 more than as at 30th June, 1953. In comparing these values due allowance should be made for any movement in building costs.

The following table summarises the value of all new buildings commenced completed and under construction since 30th June, 1946.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA

(UNIT : £'000)

Period	Commenced during Period	Completed during Period	Under Construction at end of Period
Year ended 30th June, 1946	(a)	627	1,403
" " " 1947	2,718	1,417	2,759
" " " 1948	3,607	2,279	4,146
" " " 1949	5,371	3,810	5,872
" " " 1950	8,379	5,342	8,990
" " " 1951	10,336	8,403	12,178
" " " 1952	11,104	10,511	13,770
" " " 1953	6,611	10,665	10,494
1952 - 53 March Quarter	1,933	2,495	11,381
June Quarter	1,633	2,603	10,494
1953 - 54 September Quarter	1,962	2,283	11,004
December Quarter	1,795	2,223	10,801
March Quarter	2,558	2,741	10,854
June Quarter	2,909	2,445	11,782

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builder's returns. According to the information recorded on these returns the value of work done during the June quarter, 1954, was £2,744,000 compared with £2,295,000 in March quarter, 1954 and £2,591,000 in June quarter, 1953. Of the March quarter total, £1,876,000 or 68.4% represented work done in respect of houses. Hobart and suburbs accounted for £993,000 or 36.2% of the total value; Launceston and suburbs for £657,000 or 23.9% and the rest of the State for 1,094,000 or 39.9%.

For details of June quarter, 1954, and comparative statements showing figures for each quarter since March quarter 1952, see the following table.

VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING JUNE QUARTER, 1954.

Description of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
Houses -	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete etc. (a)	84	125	209	144	80	224	169	602	21.9
Wood	122	391	513	61	155	216	504	1,233	45.0
Fibro-Cement	1	3	4	1	4	5	32	41	1.5
Other	-	-	-	-	-	-	-	-	-
Total Houses:	207	519	726	206	239	445	705	1,876	68.4
Flats	4	26	30	13	-	13	2	45	1.6
Shops with Dwellgs.	-	9	9	1	4	5	5	19	0.7
Shops w/o Dwellgs.	4	5	9	44	1	45	7	61	2.2
Hotels, Guest Houses etc.	-	-	-	-	-	-	-	-	-
Factories	7	20	27	19	-	19	98	144	5.3
Other new Bldgs	118	74	192	71	59	130	277	599	21.8
Total Other Bldgs.	133	134	267	148	64	212	389	868	31.6
Total New Bldgs.	340	653	993	354	303	657	1,094	2,744	100.0
Percentage of Total	12.4	23.8	36.2	12.9	11.0	23.9	39.9	100.0	

(a) Includes Veneers.

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY
(UNIT £'000)

Period	Hobart			Launceston			Rest of State	Total Tasmania
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs		
1952-Mar. Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sep. Qtr.	322	671	993	350	122	472	1,357	2,822
Dec. Qtr.	440	417	857	271	117	388	1,310	2,555
1953-Mar. Qtr.	409	457	866	191	85	276	1,152	2,294
June Qtr.	521	633	1,154	359	114	473	964	2,591
Sep. Qtr.	340	714	1,054	207	151	358	1,382	2,794
Dec. Qtr.	369	607	976	228	250	478	908	2,362
1954-Mar. Qtr.	333	686	1,019	195	217	412	864	2,295
June Qtr.	340	653	993	354	303	657	1,094	2,744

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY

Period	New Houses		Other New Buildings		All Buildings	
	£'000	%	£'000	%	£'000	
1952-Mar. Qtr.	1,924	72.7	722	27.3		2,646
June Qtr.	1,712	63.6	981	36.4		2,693
Sep. Qtr.	2,001	70.9	821	29.1		2,822
Dec. Qtr.	1,678	65.7	877	34.3		2,555
1953-Mar. Qtr.	1,624	70.8	670	29.2		2,294
June Qtr.	1,745	67.3	846	32.7		2,591
Sep. Qtr.	1,766	63.2	1,028	36.8		2,794
Dec. Qtr.	1,744	73.7	618	26.3		2,362
1954-Mar. Qtr.	1,532	66.7	763	33.3		2,295
June Qtr.	1,876	68.4	868	31.6		2,744

7. PERSONS WORKING ON NEW BUILDINGS

Note:

The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,576 persons including 1,341 working principals engaged on the construction of new buildings at 30th June, 1954. Of these 2,783 were carpenters by trade, 362 bricklayers and 1,089 builders' labourers.

Of the 5,576 persons engaged at 30th June, 1954, 4,158 were working on private contract jobs, 750 on owner-built jobs and 668 on Government day labour projects. The returns indicated that 2,851 were working on new houses, 1,787 on other new buildings, 161 on alterations and additions to houses, 414 on alterations and additions to other buildings and 363 on repair and maintenance work.

Details of the number of workers engaged at 30th June, 1949 to 1953, and at the end of the last four quarters classified according to type of occupation are as follows: -

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS
OF NEW BUILDINGS IN TASMANIA

Occupation	30th June.					30th Sept. 1953	31st Dec. 1953	31st March 1954	30th June 1954
	1949	1950	1951	1952	1953				
Carpenters	2,699	3,152	3,605	2,933	2,994	2,946	2,677	2,772	2,783
Bricklayers	370	402	536	429	396	381	361	369	362
Painters	288	360	467	379	400	355	345	346	353
Electricians	161	208	226	170	190	179	167	157	166
Plumbers	238	266	312	270	261	274	267	255	260
Builders'									
Labourers	1,172	1,303	1,603	1,313	1,133	1,113	955	1,086	1,089
Others	642	739	771	523	556	606	594	582	563
Total Workers	5,570	6,430	7,520	6,017	5,930	5,854	5,366	5,567	5,576

OCCUPATIONAL STATUS

Contractors (a)	913	1,159	1,153	1,000	810	834	806	804	847
Sub-Contractors (a)	421	506	675	469	567	573	551	543	494
Wage Earners	4,236	4,765	5,692	4,548	4,553	4,447	4,009	4,220	4,235

(a) Actually working on jobs.

The Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
HOBART.

3rd September, 1954.

(J. C. Stephen)
DEPUTY COMMONWEALTH STATISTICIAN

8. DEFINITIONS OF TERMS USED

Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building ~~remaining~~ uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who ~~are~~ engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not effect the figures materially.

